

Section Three
Demographic Overview

An understanding of growth and composition of the local population provides an important foundation for the Geneva Park District Master Plan. The demand for open space and recreational opportunities is influenced in part by demographics. This section provides an overview and evaluation of historic trends in population within the Geneva Park District boundaries, as well as an analysis of the characteristic of the residents who live therein, including household composition, age and race. Housing information is also included in the analysis.

The demographic overview includes an assessment of: (1) population and household changes; (2) housing unit trend and characteristics; (3) comparisons to Kane County and Illinois. Because the Geneva Park District's boundaries encompass all of Geneva and part of Batavia, comparisons to the individual cities are included as well. This overview uses the current Park District boundary for the assessments.

In order to profile the Geneva Park District community, historical data and future projections were examined. The analysis is based on data gathered from the U.S. Census Bureau, the Northeastern Illinois Planning Commission, and Claritas, Inc.

Population

The population served by the Geneva Park District in 1990 was 16,320. By 2000, the population had increased by 7,995, an increase of 49 percent over the 1990 population. The 2003 population estimate is 26,965, a 10.9 percent increase from 2000. By 2008, 33,146 people are projected to reside within the Park District's boundaries. These changes are a combination of the growth in both Geneva and Batavia. From 1990 to 2000, the growth in Geneva and Batavia was 46.8 percent and 33.9 percent, respectively.

Age Distribution

The median age has increased over time, mirroring larger population trends. Based on 2003 data, the median age within the Geneva Park District bound-

aries is 37.3 years. The 2003 median age for Geneva is 36.7 compared with 36.2 in 2000. Batavia saw a similar median age increase from 35.9 to 36.4 in the same time period. 29.9 percent of the population in the Park District is under 18 years old. The percent of the population within the boundaries who is over 65 is 10.4 percent.

Racial/Ethnic Identification

The vast majority of Geneva Park District's population identify themselves as White (95%). Looking at historical Geneva and Batavia data, this has remained fairly consistent over the last 30 years. Batavia and Geneva report a slowly growing Hispanic population, both increasing at 2 percent from 1990 – 2000. Within the Park District boundaries, 3.2 percent of the population is Hispanic, 2.2 percent African-American, and 1.2 percent Asian.

Households

In urban areas, household formation generally exceeds the rate of population growth, largely as a result of the increase in single-person households, longer life expectancies, single-parent households, and the rate of divorce. In growing communities located on the outskirts of large metropolitan cities, this is not always the case. Some suburban Chicago communities have shown large growth patterns in populations, but lower growth rates in household formations, which indicate more families and larger households.

The Geneva Park District area is following the latter trend. The average household size is 2.86. Both Geneva and Batavia have recently experienced increases in their average household size. The 2000 - 2003 estimates show an increase from 2.85 to 2.86 for Geneva and 2.75 to 2.77 for Batavia.

In keeping with the general population increase in the Geneva Park District, the number of households has increased. Between 1990 and 2000, the Park District gained an additional 2,598 households, an increase of 45.1 percent. The growth estimate for 2000 – 2003

and projections to 2008 are 9.51 percent and 13.1 percent, respectively. 43.7 percent of the households report having children.

Housing

The total number of housing units within the Geneva Park District boundaries in 2003 was 9,410. Both communities have had a considerable amount of housing added since 1990. Approximately 2,700 housing units have been added to Geneva between 1990 and 2003. Batavia had just over 3,000 housing units added during the same time period.

Most of the housing units in the Park District are owner occupied (83.7%) as opposed to renter occupied (16.3%). Of the two communities, Geneva has a higher owner occupancy level (84.3%). Batavia's ownership level is 78.1 percent. This means the majority of Batavia homes located within the Geneva Park District boundary are owner occupied.

Income

According to 2003 data, there are 143 families in the Geneva Park District below the poverty level, including 102 families with children. This equates to 2.1 percent of the families in the area living in poverty. Census information indicates that Batavia has a 2.7 percent poverty rate and Geneva has 2.2 percent of their families in poverty.

In 2003, the median household income in the Park District was \$87,118. Geneva has a higher median income (\$88,299) than Batavia (\$78,781).

Comparisons to Kane County and Illinois

In order to make the figures more meaningful, it is useful to compare a community to a larger context. Over the 1990-2003 time period, the population of Kane County grew by 36.8 percent, and overall in Illinois by 11.5 percent. The Geneva Park District area grew by 65.2 percent. This means Geneva Park District is growing at a much faster rate than Kane County.

The age distribution for the Geneva Park District is in line with Kane County but younger than Illinois. In Kane County and Geneva, 30 percent of the population is under eighteen, while in Illinois, the under eighteen population comprises 26 percent of the community. The 65 and over demographic within Kane County is less than the Geneva Park District. Those 65 and older make up 8.5 percent of the County's population, compared to 10.4 percent of the Geneva Park District's population. In Illinois, close to 12 percent of the population is 65 and over.

The Geneva Park District has a more homogeneous population than Kane County, which is 78.5 percent White; 24.9 percent Hispanic/Latino; 5.9 percent Black/African American; and 1.9 percent Asian. For the State of Illinois, the figures are: 73.5 percent White; 15.1 percent Black/African American; 12.3 percent Hispanic/Latino, and Asian 3.4 percent.

The average number of persons per household in the Geneva Park District is slightly lower than that of Kane County. In Kane County, the average is 2.99 persons per household, while in the Park District the number is 2.86. The average for Illinois is 2.63 persons.

The Geneva Park District has an owner-occupied housing rate of 83.7 percent, which is higher than the home ownership rates in Kane County (76.5%) and 67.3 percent in Illinois.

Although the median home price in Kane County has increased by 80 percent since 1990, they still remain significantly lower than the median value of a home in the Geneva Park District area. The 2003 median home value for Kane County was \$183,111 while the median home value for the Geneva Park District was \$249,186.

Summary of Trends

- The Geneva Park District has witnessed a significant population growth since 1990. This increase in population is reflected by the dramatic rate of new residential development that has occurred in the area over the past decade.
- Compared with historical data for Geneva and Batavia, the total number of children in the Park District is increasing, not only in terms of overall numbers, but also in the overall percentage of the population. The over 65 population has also seen a slight increase since 2000. The population is generally homogenous with a high percentage of families and a growing household size.
- There has also been an increase in the overall number of housing units. The percentage of owner-occupied units remains consistent with Geneva at 84 percent, which is higher than the surrounding region.
- The Park District has a high median household income in comparison with the remainder of Kane County.
- Although the value of homes in Kane County increased at an exponential rate from 1990 to 2003, the median value of a home in Geneva continues to be significantly higher.

Ultimate Population/Future Growth

The Park District has established Harley and Bunker Roads as western growth limits, providing for an additional 5 square miles of land that will likely develop for residential land uses. It is likely that the development will be similar to Mill Creek and other developments west of Randall Road, with an overall gross density of 1.0 to 1.3 dwelling units per acre. Assuming the household size will remain relatively constant, the Geneva Park District can expect approximately 12,350 new residents, with an ultimate population of 36,000 to 39,000 residents.